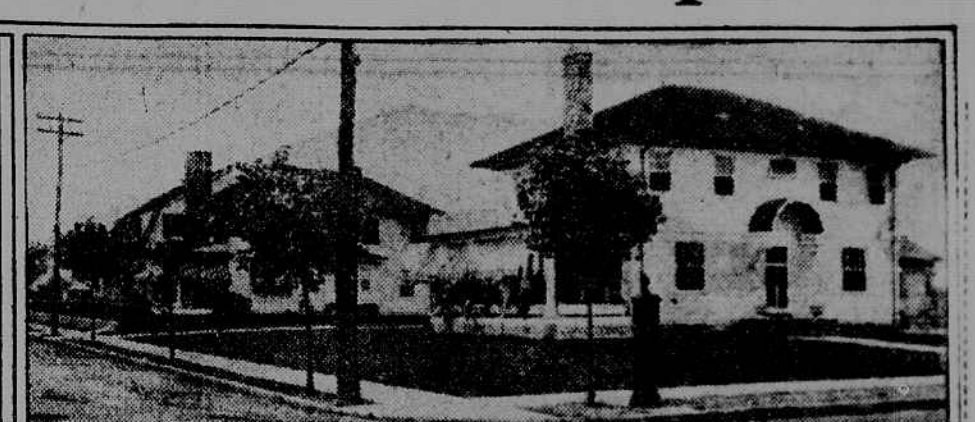


Auction Block To Be Set Up at Neponsit for Oceanfront "Cleanup" Sale



The announcement that the Neponsit Realty Company has decided to sell by absolute public auction on the premises, on Saturday, August 16, its 700 vacant lots, together with the list of lots remaining unsold, is reported by the Jere Johnson, Jr., Co., auctioneers, to have aroused the interest of a large number of substantial Manhattan, Brooklyn and Queens residents.

That this should have been the result of the offering, Mr. Johnson said, "was to have been expected. Neponsit is without its peer on the Rockaway coast, and the place has been developed year in and year out, since 1911, with the one aim in view of producing there the most permanent and substantial high-class residential colony, having both bay and ocean frontage on the Rockaway coast.

The improvements made and the conveniences installed there in the last eight years, together with the list of house owners, is ample evidence of the success of the owners and developers. The Neponsit Realty Company has now decided to close out its holdings to the highest bidder and to give its attention to other interests.

"I shall be greatly disappointed should these splendid building sites, which are suitable for all year summer houses, bring less than their actual market value. In any event, however, they are going to be sold. It is

only a question of what the highest bidder decides to give for their selections.

Many of the lots to be disposed of are directly on the ocean front in the immediate vicinity of some of the finest houses on the coast, on bay and ocean and in between."

Woodmere Boulevard and adjacent streets.

Mr. Day will also offer at the same sale two cottages at Wavercrest, Far Rockaway, Long Island, known as 2365 and 2381 Brookhaven Avenue, each on a plot through to Atlantic Avenue with entrances both on Brookhaven and Atlantic avenues.

On the following Saturday, that is, August 16, Mr. Day will sell 192 lots at Lynbrook at 2:30 p. m., and 197 lots at Arverne that evening at 7:30.

The Arverne lots are in Remington, Wavercrest, Elizabeth and other adjacent avenues. Seven dwellings in Beach Sixty-six, Sixty-first and Sixty-second streets, Larkin Avenue and Rockaway Boulevard will also be offered at this sale.

The Lynbrook lots are in Langdon Place and Lyon Place, adjoining Broadway, near the L. I. R. R. station, and in the Merrick Road.

Paterson Business Building
Held at \$250,000 Sold
Murray Apfelbaum has sold the three-story building on plot 45x214, at 238 to 242 Main Street, Paterson, N. J., for Louis Levy and K. Charles Elbow. The building was held at \$250,000 on a lease held for investment. The structure was formerly known as the Scheuer Building.

Exporters' Maritime Shippers!
Opportunity to purchase "permanent home," Customs House neighborhood; substantial modern building; occupancy by October; 10,000 feet area, whole or part; strictly price; principals only. SNOWBER & SMITH, 460 Sixth Ave., A-14, TRIBUNE

GREENWICH VILLAGE
Hudson Park—Two 4-story private houses, good condition; suitable for alteration into studio apartments; immediate possession; brokers invited. FEPE, Washington Square.

MISCELLANEOUS
IDEAL all year Shore Front House, half-hour drive from city, sleeping porch, deep water, sheltered anchorage, \$40,000. Owner in another state; sacrifice. A. Box 314, Tribune office.

UNFURNISHED APARTMENTS TO LET
Osborne
N. W. CORNER
57TH ST. AND 7TH AVE.
Large light rooms.
High ceilings.
FIREPROOF BUILDING.
AGENT ON PREMISES

SHERIDAN CHAMBERS
In the Heart of Greenwich Village.
Apartments 2-4-6 rooms, all improvements; reconstructed; ready for occupancy September 1st. List on request. FEPE, Washington Square.

St. Regis Apartments
In the Bronx Sold
The Benenson Realty Company has bought from Bernheimer & Schwartz, represented by Rose & Paskus, the St.

\$1,000,000 Factory Building for Brooklyn
500,000 Square Feet of Commercial Space Being Erected on Fourteenth Avenue

Construction of the \$1,000,000 factory of the Flatbush Industrial Corporation on 84,000 square feet in Fourteenth Avenue from Thirty-sixth to Thirty-seventh Street, has been started. Operations are such as to indicate rapid construction of the giant factory building, one of the largest in Brooklyn and without doubt the largest in its immediately locality.

The building is to be six stories high and will contain more than 500,000 square feet of space. H. W. Cotton & Co., manufacturers of precision lathes, will occupy 20 per cent of the space for their business.

It will be known as the Cotton Building, as it is understood that it was especially constructed for the use of the Cotton concern. It will be 600 feet on Thirty-seventh Street, 200 feet on Fourteenth Avenue and 240 feet on Thirty-sixth Street. Alfred Hecht, who designed the structure, estimated the cost at \$1,000,000. With the site the valuation has been placed at \$1,600,000. S. W. Straus & Co.'s estimation of its worth is sufficiently large to warrant them lending \$1,000,000 on the project.

The structure will be ready next January.

Tinton Ave. Dwelling Buyer
Nora E. Murphy has sold to Benjamin F. See, 590 Tinton Avenue, between 163d and 165th streets, a two-story frame dwelling on a lot 20x100, and 994 Tinton Avenue, a similar house, to E. Norwood. J. Clarence Davies negotiated the sales.

32 MORE
Manhattan Beach
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Fireproof Bungalows
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FINEST BEACH

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Beautiful Drives Selected Tenants
\$350 FOR THE BALANCE OF SEASON
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Macaday House
AT
Manhattan
Beach

Some complete. Others under construction. Prices \$7,750 to \$9,500. Discount for cash.

Property Office Open
Office Open
Every Day
on Weekdays
Coney Island
920 or 1090

Regis, a six-story elevator apartment, at the southwest corner of Prospect Avenue and 163d Street. The structure has a frontage of 106 feet on the avenue and 100 feet on the street. The house contains nine stores and thirty-seven apartments.

Front St. Tenants Buy Premises
The Cruikshank Company has sold 60 Front Street, a four-story and basement brick business building on a lot 18,10x84, near Cuyler Alley. Ross W. Weir & Co., tenants, are the buyers.

New Owner for 21st St. Flats
The Brown, Wheelock Company has sold for the Petersfield Realty Company, to Rose Fleischman, the two four-story tenements, on a plot 50x100, at 335 and 337 East Twenty-first Street.

Sale of West 142d St. Flat
B. W. Smith, Inc., and H. Price have sold for the Estate Leasing Company, 119 West 142d Street, a six-story modern apartment on plot 50x100. The purchaser is the Antilean Holding Company.

Estate Sells Loft in Fur Zoi
A. V. Amy & Co. have sold for estate of Leonard Lewison the second story store and loft building at West Twenty-sixth Street, on a lot 100, in the wholesale fur district, held by the estate for many years, management by the sell agents.

Attractive Morristown Estate Bought by Bank
Wyant D. Vanderpool Ge...
Property of the Late
S. Minot Jones

The Morristown Trust Company, executor of the late S. Minot Jones, has sold to Wyant D. Vanderpool, vice-president of the How Savings Bank of Newark, the Colonial residence of fifteen rooms and bathrooms at Miller Road, on a lot 100, Morristown, N. J.

The property comprises a plot one and one-half acres, and is in the immediate vicinity of the homes of Robert D. Foote, Samuel H. Gilles and Samuel S. Dennis and other W. J. Romaine and Eugene V. Wel of Morristown, N. J., were the brokers.

Attractive Homes in Montrose Estates, South Orange, Purchased Recently

These are the dwellings at Montrose, South Orange, N. J., purchased recently by Mrs. Theresa M. Durkin, of Summit, N. J., and Dr. Fred Webner, throat specialist of Newark, from Philip J. Bowers & Co., developers of the Montrose section, which is one of the finest in the Oranges. It is understood \$30,000 was the price of each house.

The dwelling bought by Mrs. Durkin is at 322 Montrose Avenue. It covers a site, 100x200, and contains eleven

rooms, consisting of a large living room with open fireplace, reception hall, tile kitchen, maid's dining room, butler's pantry and sun parlor on the first floor. On the second floor are four sleeping chambers, dressing room, linen closet, two baths with showers. The third floor contains two maids' rooms with bath.

Webner House is at the corner of Grove Road and Montrose Avenue, on a plot 115x250. It, too, contains eleven rooms. On the first floor is a large living room, open fireplace, reception hall, real tile kitchen and butler's pantry. On the second floor, sleeping chambers, dressing room, linen closet, two tile baths with showers. On the third floor are two maids' chambers and bath.

Hobart P. Swanton, of the Menter Company, Buys Great Neck Dwelling

Hobart P. Swanton, treasurer of the Menter Company of 45 East Seventeenth Street, this city, has bought the Albert J. Relyea place at Great Neck, L. I. Baker Crowell, Inc., who sold the property to Mr. Swanton, said that

it was held in the market at \$30,000. The property is on the links of the Great Neck Golf Club and overlooks Little Neck Bay.

There is about an acre in the site. The house, pictured here, contains

twelve rooms, three baths and a solarium. There is also a garage large enough to hold two cars, and flower and fruit gardens. The brokers made the statement that the location is one of the finest in the Great Neck country.

Garage Project Defeated
On Interesting Point
Court's Ruling That Incomplete Garage Does Not "Exist" Halts Building of Second One

Justice Greenbaum, in supporting the stand taken by John P. Leo, chairman of the Board of Appeals, relative to the building of a garage at 5 to West 115th Street, classified as a business district on the zone restriction map, rendered a decision which clarifies an interpretation of the law which has been more or less troublesome.

Opposite the 115th Street site on which permission to build a garage was asked is an incomplete structure planned as a garage and started about three years ago. The operation has not been advanced beyond the second

In support of their claim the plaintiffs of the second garage point to the reading of Section 7 of the building zone resolution which speaks of an existing garage. Since this garage opposite was started before the resolution went into effect interests in the second garage argued that the Board of Appeals had no other course but to remove the restraint placed on the projected improvement by the Building Department superintendent. Five members of the board voted against permission, because he said that there was no existing garage in the block.

He said that a garage started and left incomplete for three years and left to be construed under the meaning of Section 7 of the building zoning resolution as "existing."

It is only a building intended for a purpose and not until used as planned does it attain character, he explained.

An adjoining owner brought into court by the reading of the Board of Appeals in the action had been reached. Justice Greenbaum heard the case and agreed with Mr. Leo's interpretation of the meaning of "exists," on which depended the building of a garage at 5 to 9 West 115th Street.

Kensington Site Buying
Foreshadows Home Building
Thomas A. Green, Eastern representative of the Victor Talking Machine Company, owner of one of the largest estates in Kensington, has purchased the adjoining property of approximately 1,200 square feet from G. A. Relyea. The deal was negotiated through the office of L. G. Wolf.

Navesink Park Sites Now To Be Offered at Auction

For the first time in several years there is to be a sale at public auction of plottage on the North Jersey coast at Atlantic Highlands. On Saturday, August 23, Bryan L. Kennelly, auctioneer, will dispose of 250 building plots and two dwellings, of the Navesink Park Company, in Navesink Park, a residential park, located twenty-one miles from New York City, at the highest point of the Atlantic Highlands overlooking Sandy Hook Bay, Raritan Bay, Upper and Lower New York bays, and the Atlantic Ocean. The plots range in size from one-fifth of an acre to several acres.

Navesink Park was founded several years ago by a number of prominent men of New York and New Jersey. Their attention was drawn to the Atlantic Highlands as a healthful and pleasant spot near New York, combining the attractions of mountain and seashore, where they could locate their summer homes and yet be within a reasonable distance of their offices.

They engaged the services of General Egbert L. Viele, a famous engineer and landscape architect of the day, upon whose supervision the winding road were built and the park laid out. Navesink Park stretches along Sandy Hook Bay for over a mile, and extends far back over the neighboring hills, whose name it bears, encompassing Mount Mitchell, with an altitude of 269 feet above sea level, which is said to be the highest point between Maine and Florida on the Atlantic Coast. A considerable portion of the property is heavily wooded. The new Ocean Boulevard traverses Navesink Park its entire length, and is now the favored route for automobiles along the coast.

Company formed to Take Over West End Ave. Dwellings
There has been formed at Albany the 302 West 103d Street Corporation, with Harry Lesser, Frederick S. Dunn and Augusta J. White. At that point are four three-story and basement dwellings known as 877 and 879 West End Avenue and 302 and 304 West 103d Street, owned by the E. W. K. Holding Company, E. W. Klappert, president.

The property forms an "L" at the southwest corner of West End Avenue and 103d Street, with frontages of 42 and 119.3 feet respectively.

Trust Sells Greenwich Acreage
The Greenwich Trust Company has sold at Greenwich, Conn., eighteen acres with a large waterfront on the shore with dock, formerly the estate of William T. Ritch, to Mrs. Nora Stanton Blatch and Mrs. Harriett C. Townsend of New York. The property was held at \$50,000.

It is expected that the plans along which Wykagyl Park will be built will be made public soon. They will be such as to attract widest attention, and will meet the demands and desires of every one who is considering building a home in the country and is looking for a setting or an outlook without doubt one of the prettiest spots near New York City. It is the land immortalized by Tom Paine.

The woodlands that he loved were those of Wykagyl and Quaker Ridge. On one side of Wykagyl Park is the Paine homestead, his country retreat, a stout stone building, whose rough sides accentuate the finest of modern architecture and workmanship as displayed in the homes of Wykagyl. A little stream runs near the house. It comes down from the hills and follows

the course of North Street. Near the house is a quaint old bridge which Rochelle and overlooking Long Island Sound and the hills and dales of Westchester, are to receive the concentrated attention of landscape artists.

On the other side of the park are Wykagyl golf links, which are among the sportiest in the country. It is said that golfers who know them never fuse an invitation to come to Wykagyl for a day on the links, because they not only play one's game, but they play the course and the surroundings in an exhilarating and very restful.

The park is therefore guarded on all sides by institutions which are in sympathy with the aims and the plans of the Wykagyl Park developers. There are a number of large private estates along the border of the big tract which are a permanent barrier to encroachments of a detrimental character.

Wykagyl Park as it stands today represents sixteen large farms, an outlay of millions of dollars by a developing company, and a good deal more than this amount by those who have established homes in the park. It took years to buy the farms and to build the houses, and it is necessary to pay high prices to get the one of the farms seem essential, as without all the picture would not be complete. In the park are wooded fields, lakes, streams and winding drives. Tenor Lake, at Wykagyl, is a beautiful sheet of water, with trees and shrubbery along its indentured shore.

Wykagyl Park To Be Finest Home Colony in Country

Natural Beauty To Be Capitalized by Liberal Expenditure of Money Along Lines Laid Down by Leaders in Landscaping and Home Building

Beautiful Wykagyl and Quaker Ridge, just back of the city of New Rochelle and overlooking Long Island Sound and the hills and dales of Westchester, are to receive the concentrated attention of landscape artists.

home building geniuses and wealthy owners who plan making Wykagyl Park the finest residential settlement to be found in any corner of the country. Richly endowed by nature, man has capitalized this in the last ten years until now it is one of the most ideal places in this part of the country in which to establish a home.

But the aims of the developers are to make it supreme, a settlement whose reputation will be as well known as any home community in this part of the world.

They are certain that no more promising location could be selected for such an ambitious plan than Wykagyl Park. They plan to spend a lot of money carrying through the ideas of the best men in the landscaping and homebuilding profession. J. C. Varian has been placed in charge of the entire project. He is an exponent of country life of the highest character, and his leadership and the ideals which he stands for will be reflected in many ways at Wykagyl Park before many months have elapsed.

Nothing definite regarding the plans for furthering the development of the park has been disclosed by Mr. Varian or his associates, because they have not completed all details of the comprehensive scheme under consideration and nothing will be said until the project is ready to be put into operation.

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Montrose Avenue House Now the Home of Mrs. Theresa M. Durkin

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BOROUGH OF MANHATTAN
Madison Avenue Corner
5 stories; 69x25. Assessed \$75,000. Might sell for assessed valuation. Shows net income of over 12%. Terms to suit. Rents very low; can be increased.
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Cash required.....\$50,000
Very fine well constructed 3-story centrally located apartment house, excellent condition, 5% bank mortgage, returns over 20% net.
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FINEST BEACH
Boating Bathing Fishing
Beautiful Drives Selected Tenants
\$350 FOR THE BALANCE OF SEASON
Rental Agent, Phone 5300 Repton

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BROADWAY CORNER, 100X100
STORES AND LARGE APARTMENTS. CONVENIENT TO SUBWAY. ELEVATED. ST. PAUL LINES. AVAILABLE FOR IMMEDIATE ALTERATIONS INTO TWO OR THREE ROOMS, BATHS, ETC.
A-14, TRIBUNE

GREENWICH VILLAGE
Hudson Park—Two 4-story private houses, good condition; suitable for alteration into studio apartments; immediate possession; brokers invited. FEPE, Washington Square.

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IDEAL all year Shore Front House, half-hour drive from city, sleeping porch, deep water, sheltered anchorage, \$40,000. Owner in another state; sacrifice. A. Box 314, Tribune office.

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ONE OF THE HIGH-CLASS 16-STORY NON-MANUFACTURING LOFT BUILDINGS.
Corner location in the best commercial district of New York City. Brings over \$125,000 per year on old lease, price \$1,250,000. Principals only. Open for negotiations. Address Accurate, Box 409, Tribune.

PRIVATE HOUSE
Suitable alteration for business and apartments. Long term lease; very favorable terms. Tel. 5010 Vanderbilt. 15 & 17 W. 44th St., N.Y.

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INCOME PROPERTIES
J. Romaine Brown Co.
709 MADISON AV., N. Y. CITY.

EXCELLENT CONDITION, IMMEDIATE
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NORTH, 217 West 46th St.